

From the Office of Sharon Bulova

Chairman, Fairfax County Board of Supervisors

12000 Government Center Parkway
Fairfax, VA 22035
703-324-2321

chairman@fairfaxcounty.gov
www.fairfaxcounty.gov/chairman



New Development Meets County Housing, Business Needs

Workforce housing provides our young people, entry level professionals, and lower income employees an affordable option for living near their jobs. This is not only convenient, but **environmentally sound and less expensive** than living far from work and having a long commute, thus contributing to our area's transportation challenges. Fairfax County **business leaders** have called a lack of affordable workforce housing a major impediment to their growth. In Fairfax County, we identified significant interest in creating affordable housing near the Government Center when we conducted surveys of our County employees several years ago.

On Tuesday the Fairfax County Board of Supervisors approved the **Residences at the Government Center**, a new 270-unit affordable apartment community to be built adjacent to Fairfax Corner.

This attractive, high-quality development will offer apartments to applicants who work in Fairfax County at a rate **affordable to working individuals and families**. Fairfax County has a shortage of workforce housing, which means **teachers, firefighters and police officers are often forced to commute to their jobs from outside the County**. Just yesterday, the Fairfax County Economic Advisory Commission highlighted this shortage in their report to the Board, and recommended the County "**reduce obstacles and/or create incentives**" for the creation of more workforce housing.

One way we can do this is by leveraging our resources, in this case land on the Government Center grounds, through public-private partnerships like the one we have with the **Jefferson Apartment Group for the Residences**. They are able to provide affordable workforce housing by leasing land from the County and accessing federal low-income housing tax credits. This arrangement allows us to meet a community priority at no cost to the tax payer.

The Residences will provide housing at reasonable rents to individuals and families working in the Fairfax Corner/Fair Oaks area. It will be an **easy walk for employees** at the Fairfax County Government Center. Through its location in a job-rich area, the Residences will help improve the **jobs-housing balance** that was identified as a challenge in the EAC's report. Because it will be privately-owned, the development will also **generate tax revenue for the County**.

The Residences at the Government Center will be a high-quality community that is consistent with the standards of the surrounding neighborhood. The complex will also incorporate green building, universal and sustainable design features. The County is very pleased that The Residences at the Government Center has received joint recognition by the **Washington Sustainable Growth Alliance and the ULI Terwilliger Center for Workforce Housing** for its innovative approach to providing workforce housing.

This development, and this partnership, will serve as a model and exemplify innovative use of smart growth in the County.

Sincerely,



Sharon Bulova – Chairman, Fairfax County Board of Supervisors